

Westwood Neighborhood Council/North Westwood Neighborhood Council Review

On January 22, 2018, the Westwood Village Improvement Association (WVIA) Executive Committee asked Staff to conduct a review of both the current Westwood Neighborhood Council (WWNC) and the Westwood Forward-proposed North Westwood Neighborhood Council (NWNH). This includes a comparison of organizational bylaws, and a review of past WWNC positions relevant to the Westwood Business Improvement District (WBID), and the WVIA.

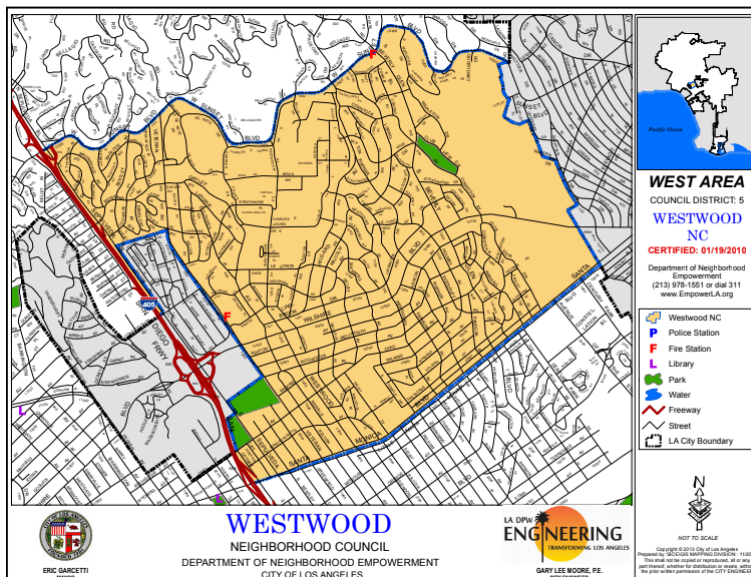
Mission and Boundaries

Westwood Neighborhood Council Mission and Boundaries

The WWNC is a certified advisory board to the City of Los Angeles. Officially established and seated in 2010, the WWNC is an elected body striving to represent the views of stakeholders who live, work, or own property within the Council's neighborhood boundaries.

The stated purpose of the WWNC is to participate as a body on issues concerning the neighborhood and regarding the governance of the City of Los Angeles in a transparent, inclusive, collaborative, accountable and viable manner

The WWNC's boundaries include Westwood Village and the complete WBID boundaries and are shown below with the northern border the south side of Sunset Blvd, the southern border the north side of Santa Monica Blvd, the eastern border the western boundary of the City of Beverly Hills, and the western border the east side of the I-405 Freeway. Boundary details are available at <http://www.wwnc.org>.

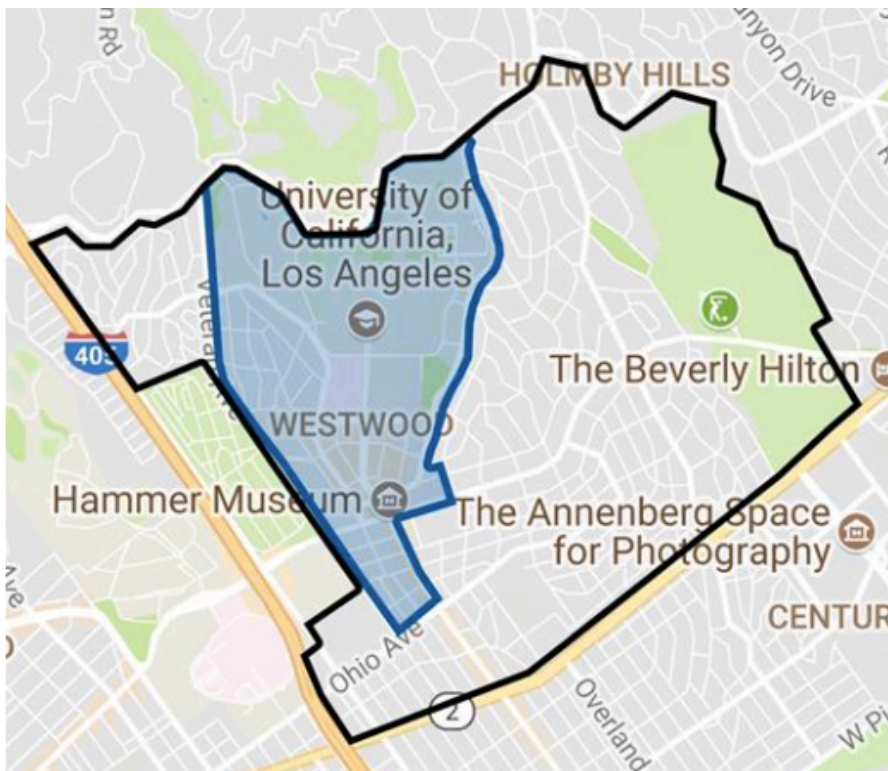


North Westwood Neighborhood Council Mission and Boundaries

The non-profit organization Westwood Forward is a coalition of students, University representatives, business owners, renters, and homeowners proposing the creation of a new neighborhood council called the North Westwood Neighborhood Council (NWNC). The NWNC will be an elected body striving to empower stakeholders to change the community for the better. Westwood Forward has completed the petition process to subdivide the existing WWNC boundaries. Once the petitions have been verified, and the process approved by the City of Los Angeles Department of Neighborhood Empowerment, the establishment of the NWNC will be determined by the voters within the WWNC boundaries.

The stated purpose of the NWNC is to participate as a body on issues concerning the neighborhood and regarding the governance of the City of Los Angeles in a transparent, inclusive, collaborative, accountable, and viable manner.

* Current NWNC boundaries include Westwood Village and are shown below with the northern border the south side of Sunset Blvd from Veteran Ave to Hilgard in the east, the southern border the north side of Ohio Ave from Veteran Ave, the eastern border the east side of Hilgard Ave., the western border the east side of the Veteran. Boundary details are available at <http://westwoodforward.com>. The NWNC boundary is shown in blue. The WWNC boundary is shown in black.



** It is likely the Department of Neighborhood Empowerment will require the NWNC to include the neighborhood of Westwood Hills, located in the northwest corner of the WWNC boundaries. This determination will likely be made at the March 13, 2018 meeting of the Board of Neighborhood Commissioners.*

Representation

Westwood Neighborhood Council Representation

The WWNC councilmembers hold 19 seats and include the following representation:

Number of Seats	Category
4	Owner Residential Group
4	Renter Residential Group
4	Business Group
1	Student
1	Faculty or Staff
1	Educational Community
1	Non-Profit/Arts/Cultural/Recreational
1	Faith-Based
2	At-Large Stakeholder

The WWNC bylaws contain no provision stating that a councilmember capable of holding multiple seats must serve in just one seat, or must prioritize one specific representation over another. For example, a homeowner that works within the boundaries and also volunteers at a religious institution within the boundaries may run, and represent, either a Owner Residential Group seat, a Business Group Seat, or a Faith-Based seat, and not just one specific seat that might take precedence. Residents can hold a majority without overlapping with other groups.

It can be stated that residents with no UCLA or business affiliation could hold as many as 13 seats (owners, renters, educational, non-profit, faith-based, and at-large members). Business representatives who are not residents could hold as many as six seats (business and at-large members). UCLA affiliated groups could hold as many as four seats without being a resident (student, faculty/staff, and at-large members).

The following is a breakdown of how many current WWNC councilmembers are eligible to serve in specific seats:

Owner (4)	Renter (4)	Business* (4)	Student (1)	Faculty /Staff (1)	Edu (1)	Non- Profit, etc. (1)	Faith (1)	At- Large (2)
10	5	5	3	3	1	11	8	19

** The current WWNC Business Group includes one member with an interest in Westwood Village (as both a property owner and a business owner).*

North Westwood Neighborhood Council Representation

Westwood Forward is proposing NWNC councilmembers hold 15 seats and include the following representation:

Number of Seats	Category
1	Homeowner Stakeholder
2	Renter Stakeholder
1	General Residential Stakeholder
2	Business Stakeholder
1	Undergraduate Student Member
1	Graduate Student Member
1	Staff/Admin Member
1	Faculty Member
2	Organizational Stakeholder (religious, education, community, non-profit, neighborhood association, Chamber of Commerce, BID, fraternity/sorority, student/parent group, student association, arts association, service org. cultural group, etc
3	At-Large Stakeholder

The NWNC bylaws contain no provision stating that a councilmember capable of holding multiple seats must serve in just one seat, or must prioritize one specific representation over another. For example, a homeowner that works within the boundaries and also volunteers at a religious institution within the boundaries may run, and represent, either a Homeowner seat, a Business seat, or an Organizational seat, and not just one specific seat that might take precedence. No group can hold a majority without overlapping with other groups.

The NWNC does not have an actively seated council, so a current breakdown of membership's seat eligibility is not possible. However, it can be stated that residents with no UCLA affiliation could hold as many as nine seats (Homeowners, renters, general residential, organizational, and at-large members). Business representatives who are not residents could hold as many as seven seats (business, organizational, at-large members). UCLA affiliated groups could hold as many as nine seats without being a resident (undergraduate, graduate, staff/admin, faculty, organizational, and at-large members).

Westwood Neighborhood Council Impact and Influence on Westwood Village

WVIA Staff has completed a review of all published minutes from Westwood Neighborhood Council meetings dating back to October 2010 and extending to January 2018. These are minutes from 76 public meetings. Eleven months of meetings are not accounted for either because the minutes are not available on the WWNC website, or because no meeting took place in a particular month.

Through January 2018*, the WWNC has agendized and discussed Westwood Business Improvement District (WBID) businesses and relevant items a minimum of 62 times**. Of these 62 instances, 46 featured WBID businesses, eight were items relevant to the state and local government, and eight were relevant to the WVIA.

** This report does not include actions taken at the February 2018 meeting.*

February 2018 minutes will not be approved until March 2018.

*** This number/review does not include a detailed analysis of the WWNC Land Use Committee*

Westwood Business Impact

Of the 46 instances in which WBID businesses were agendized, 24 included a discussion centered around alcohol service and conditions of use. The most common conditions are: no pitchers (13 instances of this condition), no happy hour (11), no live entertainment* (7), no dancing (7), no video games (6), no pool tables (6), and limits on the number of televisions (5).

** A typical WWNC condition is allowing businesses to apply in the future for live entertainment that does not exceed a quartet.*

Businesses that either agreed or accepted WWNC conditions pertaining to the sale of alcohol are: Extreme Pizza, Native Foods, Barney's Beanery, 800 Degrees, iPic, Veggie Grill, Elysee, Ralph's, Napa Valley Grille, Barbacoa, Tender Greens, Lemonade, Kazu Nori, Spireworks, D1 Café, Broxton Brew Pub, and Hammer Museum.

Two businesses' requests were rejected outright. Target's desire to sell alcohol for off-site consumption was rejected (twice). Waffle Chix desire to sell beer and wine and have live entertainment with no dancing was rejected*. BJ's rejected the conditions and did not proceed with their CUB change and restaurant expansion.

** Target and Waffle Chix are not reflected in the list of 24 businesses with conditions.*

The remaining 22 business agenda items pertain to building design (10), parking (7), building use (2), change of use (2), noise (1). WBID businesses in these categories are: Gayley Lindbrook development, US Marine Corps, W Hotel, Target, Cava Grill, Lemonade, Le Pain Quotidien, Nushii, Rocco's, Ulta, Amazon, WESCOM, Regent Theater, Gayley Center, and the Broxton Brew Pub.

Businesses were agendized more than once. These businesses are: Gayley Lindbrook (x3), Target (x3 – x2 for alcohol, x1 for design), Lemonade (x3), Broxton Brew Pub (x4), D1 Café (x2), Le Pain Quotidien (x2), Rocco's (x2).

State and Local Government Impact

The WWNC has taken positions on items pertaining to state and local government. Below are complete motions taken directly from approved WWNC minutes available on the organization's website.

P3 (City effort to sell/lease City-owned parking structures in Los Angeles: Oct 2010 – Be it resolved that permanent 2 hour free parking is essential to the revitalization of Westwood Village. Westwood Neighborhood Council opposes the sale or long-term lease of this public asset to any entity other than the Westwood Village Business Improvement District (BID) currently in formation.

P3 (City effort to sell/lease City-owned parking structures in Los Angeles: Feb 2011 - moved that WWNC approve a more detailed three page version of a motion already voted on against the P-3 50 year lease of nine public parking garages.

Voluntary Conditions for Conditional Use Beverage (CUB) permits: Feb 2012 - Westwood Neighborhood Council wants voluntary conditions to be part of the CUP application process and once the conditions have been accepted and the application is approved, those conditions are enforceable. Westwood Neighborhood Council opposes an applicant volunteering conditions to gain community support and then, at a later stage, apply to have those volunteered conditions removed without demonstrating to the community a justifiable change of circumstances.

SB 1818 (density bonus, less parking, if affordable housing is included in project): Oct 2013 – to urge Governor Brown to veto AB1229 regarding zoning. (*Bill authorizing the legislative body of any city or county to adopt ordinances regulating zoning within its jurisdiction, as specified.*)

Voluntary Conditions for Conditional Use Beverage (CUB) permits: Dec 2015 – be it Resolved that the [Insert Neighborhood or Community Council Name Here] calls upon the City Council to adopt a policy to: (1.) Authorize the imposition of land use conditions that protect public health, safety and welfare by mitigating potential adverse impacts from the sale or service of alcohol, consistent with the practice of other jurisdictions statewide as well as the City's decades-long practice prior to 2012; (2.) Maintain and enforce previously-imposed CUB conditions on the sale or service of alcohol; and (3.) Prohibit the removal of previously-imposed conditions outside the public processes mandated under the City Charter and Zoning Code.

Neighborhood Integrity Initiative: Sept 2016 – The WWNC supports the Neighborhood Integrity Initiative. *(Two-year ban on zoning changes that would allow for high-density construction.)*

Verizon Cell Towers: January 2017 – opposes all five Verizon cellphone poles as proposed and urges the DRB to do the same. The BOD urges Councilmember Koretz as well as other Councilmembers and City departments including but not limited to Bureau of Street Lighting and Department of Transportation to assess why this equipment cannot be attached to existing structures including street lights and traffic signals similar to what takes place in other cities such as Pasadena and Santa Monica.

WWNC Land Use Sample Conditions: Jan 2018 - The Westwood Neighborhood Council (WWNC) hereby amends its sample alcohol conditions to the following : Must meet all ABC conditions: <https://www.abc.ca.gov/FORMS/ABC608.pdf>

If applicant wishes to provide entertainment such as live music, disc jockey with amplified music, dancing, karaoke or shows, they must apply for a CUX permit (conditional use for alcohol and entertainment). This must be properly licensed and permitted by all relevant government authorities. The WWNC also recommends the following voluntary conditions to all existing and new applicants for alcohol licensing: Establish designated driver promotions/ incentives to customers/patrons. These could include free sodas or coffee, or free appetizer to designated drivers of groups. This could also include partnerships with car services such as Uber and Lyft to offer discounts for patrons using these services. There shall be no topless entertainment or anything of that nature.

WVIA Impact

The following are WWNC motions on items that are either WVIA projects/programs, or items discussed and determined by the WVIA Board. Below are complete motions taken directly from approved WWNC minutes available on the organization's website.

WVIA Sidewalk Reconstruction Program: Nov 2012 – The Westwood Neighborhood Council calls on the Board of Public Works to save the trees in the

Westwood Village Business Improvement Association area by whatever methods are necessary. Should removal of a tree be unavoidable, we demand that it be replaced with a mature tree in a 48" box and that the Westwood Village BIA be required to install a permanent irrigation and fertilizer system to service said trees.

Bike Lanes in Westwood Village: Feb 2014 – The Westwood Neighborhood Council adamantly opposes the construction or implementation of ANY new bike lanes on Westwood Blvd. or Sepulveda Blvd. between Exposition and LeConte (on Westwood) or Church Lane (on Sepulveda) if it will result in the removal of any traffic lanes or the loss of parking. We believe that the impact of such lanes on traffic, residents, and businesses will be extremely detrimental. Furthermore, we believe that these lanes would not provide adequate safety for bicycles due to the tremendous volume of vehicles, including significant bus traffic, that use these thoroughfares. We support the desire to locate and designate safe north/south bicycle routes in Westwood but request that these two streets no longer be considered. We strongly urge Councilmember Koretz and his office to actively promote this opinion.

Bike Lanes in Westwood Village: March 2014 – WWNC urges UCLA and Councilmember Koretz's office to join it in opposing further exploration of a bicycle lane on Westwood Blvd. due to concerns of public safety and traffic. Instead we propose that LADOT explore alternative routes for safe bicycle transit.

Broxton Bike Corral: Sept 2014 – to approve a bike corral in the location identified above, painted blue instead of black and that in the future, projects like this should be brought to WWNC instead of the BID. (*The location identified above was across the street from the WVIA-proposed – and current – location.*)

WVIA Broxton Plaza: Nov 2015 – Having not heard the presentation, the WWNC does not support the Broxton Plaza project absent a presentation at the December meeting.

WVIA Westwood Village Farmers Market: May 2017 – Be it resolved that the WWNC calls on the Westwood BID board and staff to give Emmanuel Bautista a fair opportunity of at least 18 months to demonstrate what he can do to lead, strengthen, and further enhance the Westwood Village Farmer's Market.

WVIA Amendment to the Westwood Village Specific Plan Food Use Definition: Sept 2017 – "WWNC requests CD5 to find funding for a two year update of the Westwood Village Specific Plan, so it can be looked at holistically with input from the whole community."

WVIA Amendment to the Westwood Village Specific Plan Food Use Definition: Dec 2017 – The Westwood Neighborhood Council recommends that Council District 5 and the City of Los Angeles Planning Department amend the Westwood Village

Specific Plan to redefine a Restaurant as meeting any THREE of the current FIVE characteristics in the plan.

The five characteristics of a Restaurant in the current Specific Plan are:

- - Prepares cooked-to-order meals, and
- - Has table and seats for consumption on the premises; and
- - Provides waitering/waitressing table service, where order takes place at the table and food is delivered to the table; and
- - Payment occurs after eating; and
- - Utilizes non-disposable dishware, flatware and glassware (Sewerage Facilities Fee required by the Department of Public Works).